

**TOWN OF DARIEN
BOARD OF SELECTMEN
REGULAR MEETING
MONDAY, JUNE 18, 2012**

ATTENDANCE: 1st Selectman Jayme Stevenson; David Bayne;
David Campbell; John Lundeen; Gerald Nielsen

STAFF: Karl Kilduff, Administrative Officer

OTHER: Bruce Hill, Chairman, Darien Senior Housing Initiative;
Dan Conlon, Project Architect, Darien Senior Housing Initiative;
Robert Steeger, Director of Public Works

CALL TO ORDER

1st Selectman Stevenson called the meeting to order at 7:45 p.m.

PRESENTATION OF DARIEN SENIOR HOUSING INITIATIVE

Mr. Hill said the Darien Senior Housing Initiative is a private group that was formed with the express intent to investigate and then promote the idea of affordable housing for seniors at 30 Edgerton Street, the site of the current Senior Center. The group held meetings over the last few meetings with neighbors to review the concept. A conceptual site plan was developed and then presented to the neighbors at a May meeting. The plan was then presented to the P&Z Commission. The public involvement is solely a ground lease of the property, not a financial investment. He further explained that because it is public property, there is a regulatory track to the property as well as a political approval track, which would involve the Board of Selectmen making a policy decision and approving the use of the site. Next steps would include a formal lease and RTM ratification if the plan is approved by P&Z. He said there were challenges on the site, specifically the middle school, the bus access for the middle school, the cottage access, and wetlands.

Mr. Conlon then presented the conceptual plan, explaining that the area they expect to impact is about 3 ½ acres and bounded by the access road used by the school buses on three sides, and by the cottage on the 4th side. Access to the site will be from Edgerton Street along the same street that services the cottage, Senior Center, and the buses for the middle school. Plans for the buildings include single floor living without elevators, maintaining an in-scale presence with the neighboring properties, and maintaining green space as much as possible. The units need to be cost efficient to build, energy efficient to operate, and they need to be made of durable material so that they are economical to maintain over time. They concluded that they didn't have the space on the site to have a sufficient number of units with garages, so there will be uncovered parking in designated areas and it will be approximate to the units. A loop circulation pattern,

which is servicing 16 of the 20 units, was a very efficient way to nestle the units around a parking area. The perimeter green space would shield the view of the parking. Each unit would have just shy of two spaces per unit. There will be ample handicapped parking. There will be access for public transportation and shuttles, and refuse collection will be screened in a centralized area. There will be walking paths through the site around the green space. The There are 38 parking spaces for 20 units, and 8 of the 20 units are handicapped accessible. The existing impervious surface on the site is 35.4%, and they are proposing 36%.

Mr. Conlon said 16 of the 20 units will surround the parking area, and 4 units will be served off the driveway adjacent to the cottage driveway. All units will have two bedrooms, one bath and will be approximately 1100 sq. ft. They are all handicapped accessible 100% or convertible, meaning the bathroom and kitchen areas will have sufficient room, clearance, etc. for handicapped residents. Each unit will have stackable laundry facilities and will be built slab on grade with gas fired heat. All the mechanics will be kept in the attic. He said they will be side-by-side duplexes, wood-frame construction built with a hearty plank or similar cement fiber siding, asphalt shingle roofs, and cellular pvc trim.

Mr. Hill said he hopes they receive non-profit status shortly. He then answered questions from the Selectmen.

1st Selectman Stevenson thanked Mr. Hill and other volunteers in the group for this project, as she felt it is important to Darien to find ways for affordable housing for the town. Mr. Hill said that it will be a privately financed project with no municipal funding expected, and he said they don't expect to seek State funding. He said there is a building contractor on the board, and he said they were hopeful the cost of demolishing the existing Senior Center will be less than the expected \$300,000. He said he doesn't expect to come to the Town for money to demolish the Senior Center. He said they will not be able to restrict potential residents of the units to only Darien seniors. He said a website for the site should be operational shortly.

FIRST SELECTMAN'S REPORT

- 1st Selectman Stevenson said that at a meeting on June 5, P&Z approved the Board of Education relocation to 5 Edgerton Street and the Mather Center building. She said that on June 12, P&Z discussed the rock crushing proposal at the transfer station but no action was taken.
- 1st Selectman Stevenson said she, Bob Steeger, and John Lundeen met with 1st Selectman Mallozzi and the head of New Canaan Public Works to discuss the Hoyt Street sidewalk situation. She said there is no interest on the part of New Canaan to pursue this, as not many, if any, residents would be served by the sidewalks. She said that she would like to have her Board have a full discussion on this.

- 1st Selectman Stevenson said she has received several responses from residents interested in forming and volunteering for the Parade committee.
- 1st Selectman Stevenson said a Route 1 Corridor Study meeting was held at the library recently. There were 22 articulated recommendations. Copies of the summary are available in Town Hall. There are no dollars associated with the recommendations. It needs to be funded by the Town or by available grants.

REPORT FROM ROBERT STEEGER ON TRANSFER STATION OPERATIONS

Mr. Steeger presented information from his provided report, stating that the transfer station is open 306 days a year. 17,000 residents use the facility on a monthly basis; 1,700 commercial haulers use the facility on a monthly basis; there are 63 outgoing loads per month. The average daily traffic is 1,352 vehicles, in and out. In FY 2011, there was a total of 60,663 tons of waste of various types processed. Of that total, 53,051 tons, or less than 1/3, was msw (municipal solid waste) which consists of household garbage and combustible bulky waste (wood scraps, etc.). He said they take a broad range of materials at the dump, but they don't take construction demolition debris.

Mr. Steeger continued with his report, providing some history on the transfer station and citing operating costs, loss of revenue and possible reasons why, and the fact that the revenues are not sufficient to cover the total cost of the operations, and they haven't been for some time. Discussion took place between Mr. Steeger and the Selectmen regarding the transfer station operations, commercial haulers, and residential permits.

ADMINISTRATIVE OFFICER'S REPORT

Mr. Kilduff said he is still waiting for the goals feedback from the Selectmen.

Mr. Kilduff said that the Town Hall union contract is moving the approvals process.

PUBLIC COMMENT

Derek Lublin, 28 Edgerton Street, said the Edgerton Street community supports affordable housing in Darien, but he said they have many pressing concerns regarding the proposal from Mr. Hill and his group that was presented tonight. He said that every Selectmen received a letter highlighting these concerns. The letter was signed by 62 town residents and mentioned 8 significant issues regarding the proposed plan to use 30 Edgerton Street as the future site of affordable housing. The 8 issues include, but are not limited to, high population density, further traffic congestion in Noroton Heights, lack of sidewalks on Edgerton Street, no parking planned for the lower Middlesex School soccer field, inadequate parking planned for the senior housing residents and guests, loss of town land near Darien's only middle school that could be used for

education purposes in the near future, congestion of the bus routes at Middlesex School which runs directly through the proposed building site, negative effects of having a two-year construction project next to the middle school, and finally, lack of transparency and overall poor planning. He continued on with points from his letter and said copies of his letter are available. He said that P&Z Commissioner Susan Cameron specifically noted the lack of sidewalks on Edgerton Street. He asked when the Board of Selectmen will discuss this. He is looking forward to a plan that is suitable for everyone. He said the Edgerton Street Community group is in support of one of the proposed uses for the property, which was part of the early version of the Shuffle Plan, which was to create a new playing field that would be compatible with the adjacent field and the adjacent middle school.

1st Selectman Stevenson said that everyone will be informed and will be allowed to participate. She said that the Board of Selectmen will discuss the best use of the properties and she will welcome all ideas. She suggested that Mr. Lublin contact her office to get on the agenda at anytime to present alternative ideas.

Mr. Ken Fifes, an Edgerton Street resident, said they are in preliminary discussions with field developers. He said they have spoken to the many leaders of the youth sports groups in town. He presented a drawing, prepared by a field developer, that shows a full size playing field, 200 by 300 feet at the site, along where the Senior Center is now. He said the parking lot could remain intact and have new parking added. When asked about traffic impact, Mr. Fifes said that the traffic is seasonal and during daylight hours, as the field is not used in the winter.

Mr. Lublin concluded by saying that the land should be used for future needs that Darien might have vs. a property that would have a 99 year lease.

NEW BUSINESS

- a) Discuss and Take Action on Referral from Town Government Structure & Administration Committee of the RTM regarding Plastic Bag Ban Ordinance

1st Selectman Stevenson said that the Advisory Board of Health has met and issued a statement to the TGS&A that they don't believe the plastic bag ban concern is a true health concern, and the enforcement of the proposed ordinance shouldn't fall under the umbrella of the Health Department. The TGS&A asked the Selectmen to reconsider their recommended enforcement of the ordinance. It was suggested that the EPC be the enforcement arm. 1st Selectman Stevenson said she has reached out to them and is waiting to hear feedback from them. There is one employee in the EPC, Rich Jacobsen. Mr. Bayne said that the word enforcement seems onerous, and it doesn't necessarily have to be. Mr. Nielsen and Mr. Campbell said they are okay with the EPC. 1st Selectman Stevenson said she is strongly against the proposed ordinance but knows that it deserves public input. It was mentioned that the ordinance could be a low priority for the EPC employee.

Mr. Floyd Behattie of the TGS&A said the State EPA imposes restrictions on town ordinances on environmental issues. He thinks it needs legal ruling.

- b) Discuss and Take Action on a Resolution Authorizing and Directing the First Selectman to Execute a Grant Agreement with the State of Connecticut for the Darien Police Department under the Cops & Kids Adventures Program

**** MR. NIELSEN MOVED TO APPROVE THE RESOLUTION AUTHORIZING AND DIRECTING THE FIRST SELECTMAN TO EXECUTE A GRANT AGREEMENT WITH THE STATE OF CONNECTICUT FOR THE DARIEN POLICE DEPARTMENT.**

WHEREAS, THE TOWN OF DARIEN IS ELIGIBLE FOR A \$10,000 GRANT UNDER THE POLICE AND YOUTH PROGRAM; AND

WHEREAS, THE STATE RECEIVED 28 APPLICATIONS FOR THIS GRANT AND THE DARIEN POLICE DEPARTMENT WAS ONE OF 11 AWARDED DEPARTMENTS; AND

WHEREAS, THE GRANT FUNDING WILL BE USED TO ENCOURAGE EFFECTIVE POLICE INTERACTIONS WITH YOUTH; AND

WHEREAS, THIS GRANT AWARD MARKS THE SECOND YEAR OF FUNDING PROVIDED TO THE DARIEN POLICE DEPARTMENT UNDER THIS PROGRAM; AND

WHEREAS, THE BOARD OF SELECTMEN WISHES TO SECURE SUCH STATE FUNDING.

NOW, THEREFORE, BE IT RESOLVED THAT FIRST SELECTMAN JAYME STEVENSON IS HEREBY AUTHORIZED AND DIRECTED TO MAKE, EXECUTE, AND APPROVE ON BEHALF OF THE TOWN OF DARIEN ANY AND ALL CONTRACTS AND AMENDMENTS AND TO EXECUTE AND APPROVE ON BEHALF OF THIS MUNICIPALITY OTHER INSTRUMENTS A PART OF, OR INCIDENT TO, SUCH CONTRACTS AND AMENDMENTS, EFFECTIVE UNTIL OTHERWISE ORDERED BY THE BOARD OF SELECTMEN.

**** MR. BAYNE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

AGENDA REVIEW

1st Selectman Stevenson said the Hoyt Street sidewalk issue will be on the agenda.

APPOINTMENTS/RE-APPOINTMENTS

Consider and take action on the following appointment:

- a) Tony Yezzi to the Town Pension Board for a 3-year term beginning on July 1, 2012 and expiring on June 30, 2015.

- ** MR. LUNDEEN MOVED TO APPROVE THE APPOINTMENT OF TONY YEZZI TO THE TOWN PENSION BOARD FOR A 3-YEAR TERM BEGINNING ON JULY 1, 2012 AND EXPIRING ON JUNE 30, 2015.**
- ** MR. CAMPBELL SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Regular Meeting of June 4, 2012

The changes to the minutes of the regular meeting of June 4, 2012 are as follows:

On page 1, under Report from Youth Asset Team, 8th sentence, delete the word “the”.

On page 2, 1st paragraph, the 2nd sentence should read: “While CL&P has always been at the ready in the past during an emergency situation, the Emergency Operations Center will be located in the Darien Police Station and activated when needed.”

1st paragraph, add the following as the last sentence: “A CL&P representative will be on site in the Darien Emergency Operations Center when it is activated.”

The 8th paragraph should read as follows: “1st Selectman Stevenson spoke of the Hoyt Street sidewalk issue and said she hopes that a meeting with 1st Selectman Mallozzi from New Canaan will be scheduled soon.”

9th paragraph, change “weighed in yet with the Board of Selectmen” to “shown to the Board of Selectmen.”

- ** MR. BAYNE MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JUNE 4, 2012 AS AMENDED.**
- ** MR. LUNDEEN SECONDED.**
- ** MOTION PASSED WITH FOUR (4) VOTES IN FAVOR (BAYNE, CAMPBELL, LUNDEEN, STEVENSON) AND ONE (1) VOTE ABSTAINED (NIELSEN).**

FORTHCOMING MEETINGS

June 19, 2012	Board of Finance Regular Meeting at 7:30 p.m.
June 20, 2012	Parks & Recreation Commission Regular Meeting at 7:30 p.m.
June 26, 2012	Planning & Zoning Commission Public Hearing at 8:00 p.m.
June 26, 2012	Board of Education Regular Meeting at 7:30 p.m.
July 9, 2012	Board of Selectmen Regular Meeting at 7:45 p.m.
July 10, 2012	Joint Town Department Heads Meeting at 8:30 a.m.

OTHER BUSINESS (Any items added to the agenda require a two-thirds vote.)

ADJOURNMENT

**** MR. LUNDEEN MOVED TO ADJOURN THE MEETING.**

**** MR. BAYNE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services